

HRA OF ST. PAUL NSP REHABILITATION

591 LAFOND AVENUE



PROJECT TEAM

OWNER
HOUSING & REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. PAUL
25 WEST FOURTH STREET
SUITE 1100 CITY HALL ANNEX
ST.PAUL, MN 55102
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TEL: (651) 266-6592
FAX: (651) 228-3314

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CERMAK RHOADES ARCHITECTS
275 E. 4TH ST., SUITE 800
ST. PAUL, MN 55101
MATT FINN
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DRAWING INDEX

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CERMAK RHOADES ARCHITECTS
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P: 651.225.8623 F: 651.225.8720 www.cermakrhoades.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Minnesota.

Signed

DATE

REG. NO.

TITLE SHEET

591 LAFOND AVENUE

HRA OF ST. PAUL NSP HOMES
ST. PAUL, MN

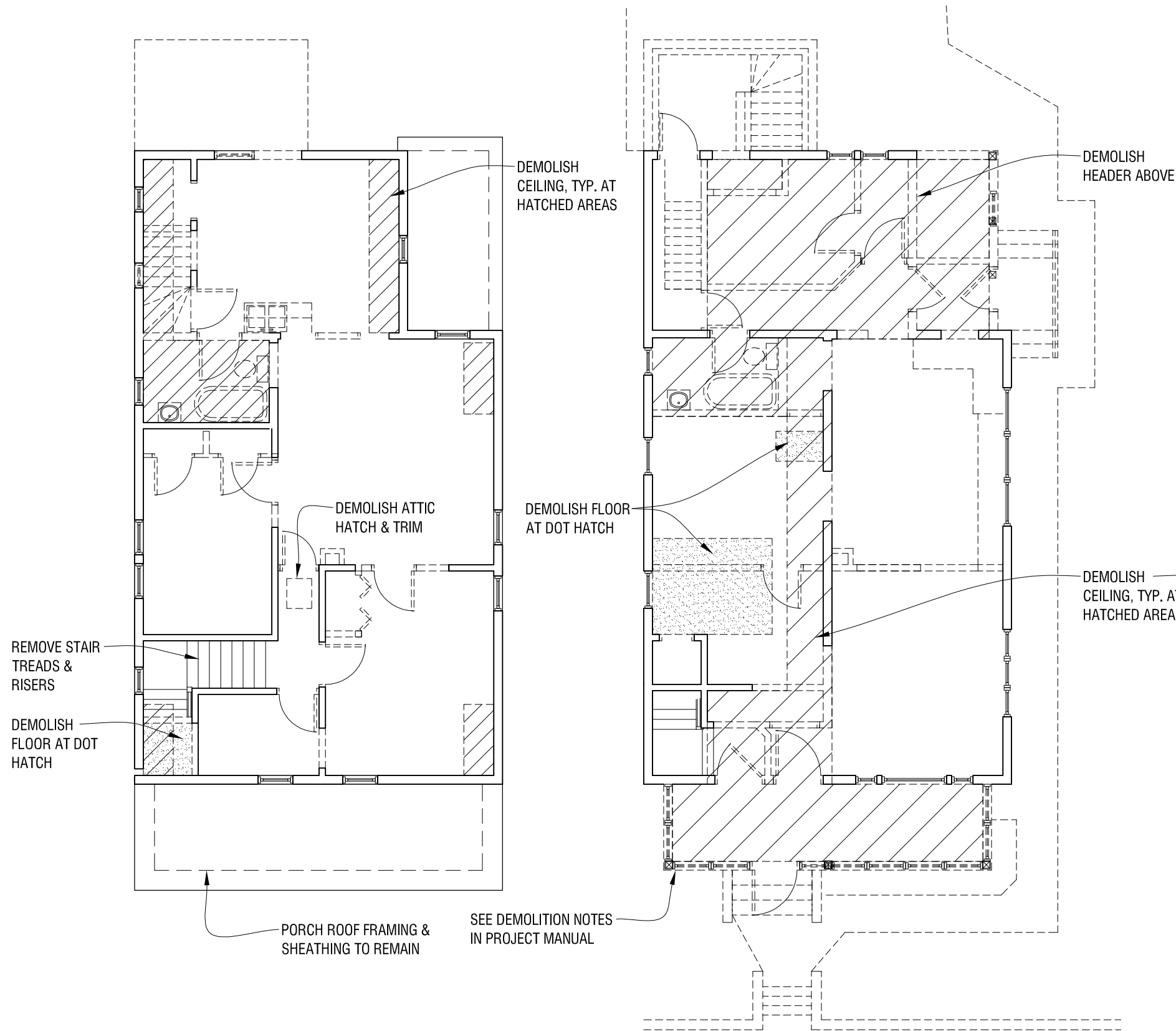
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DATE ISSUED 07/27/2012

JOB NO. 1205

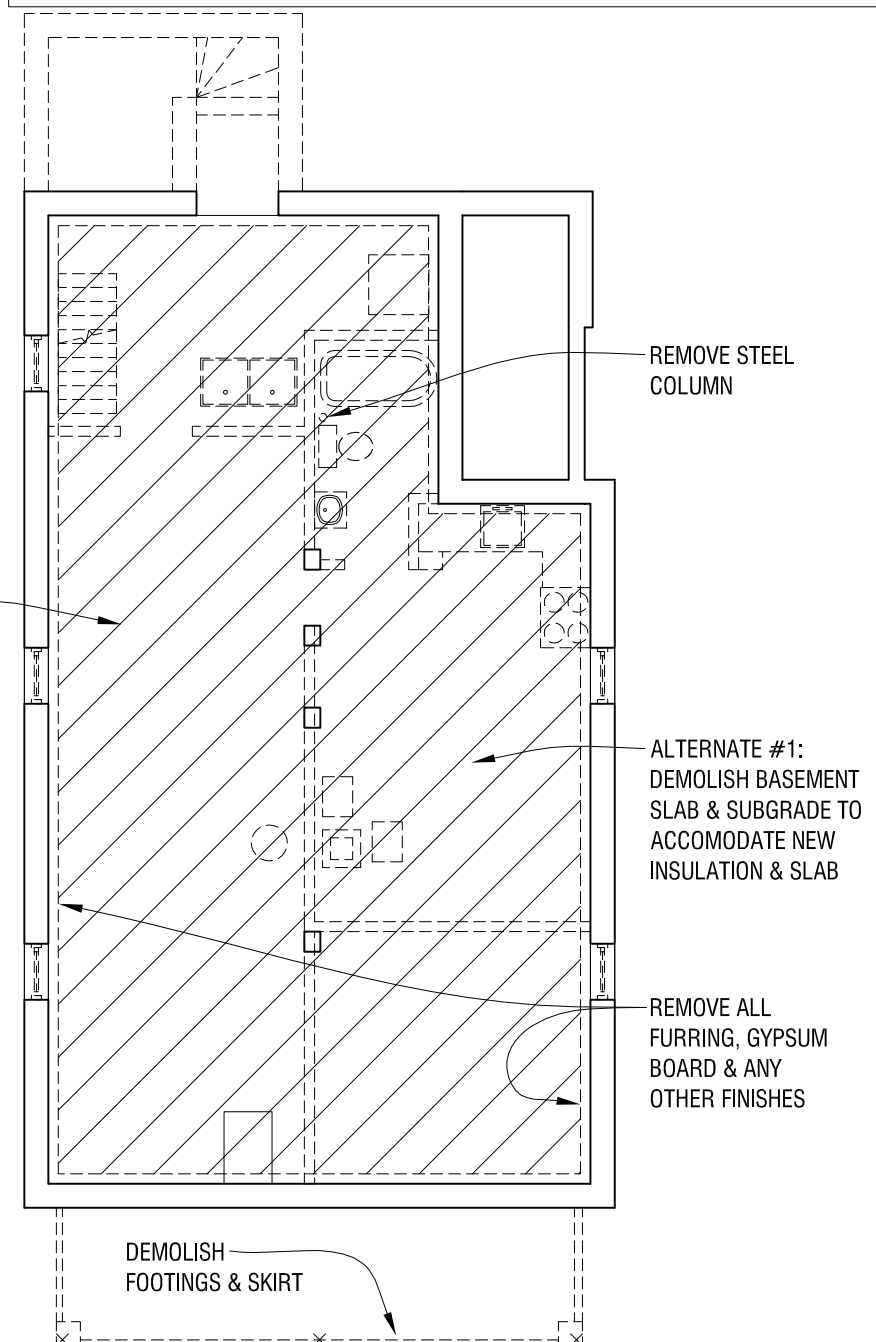
FILE NAME 1205-CD-591 Lafond.dwg

A0



GENERAL NOTES

1. NOTES ON DRAWINGS REPRESENT ONLY A SMALL PORTION OF THE SCOPE OF WORK. SEE PARAGRAPH 1.01 LOCATIONS IN EACH SECTION OF THE PROJECT MANUAL FOR A COMPLETE DESCRIPTION OF THE WORK. NUMBERED KEYNOTES ON DRAWINGS REFER TO THE SPECIFICATION SECTION NUMBER(000000), PARAGRAPH(1.01) AND WORK ITEM(A).
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3

SECOND FLOOR DEMOLITION PLAN

$$1/8'' = 1'-0''$$

2

FIRST FLOOR DEMOLITION PLAN

$$1/8" = 1'-0"$$

1

BASEMENT DEMOLITION PLAN

1/8" = 1'-0"



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DEMOLITION PLANS

591 LAFOND AVENUE
HRA OF ST. PAUL NSP HOMES

ST. PAUL, MN

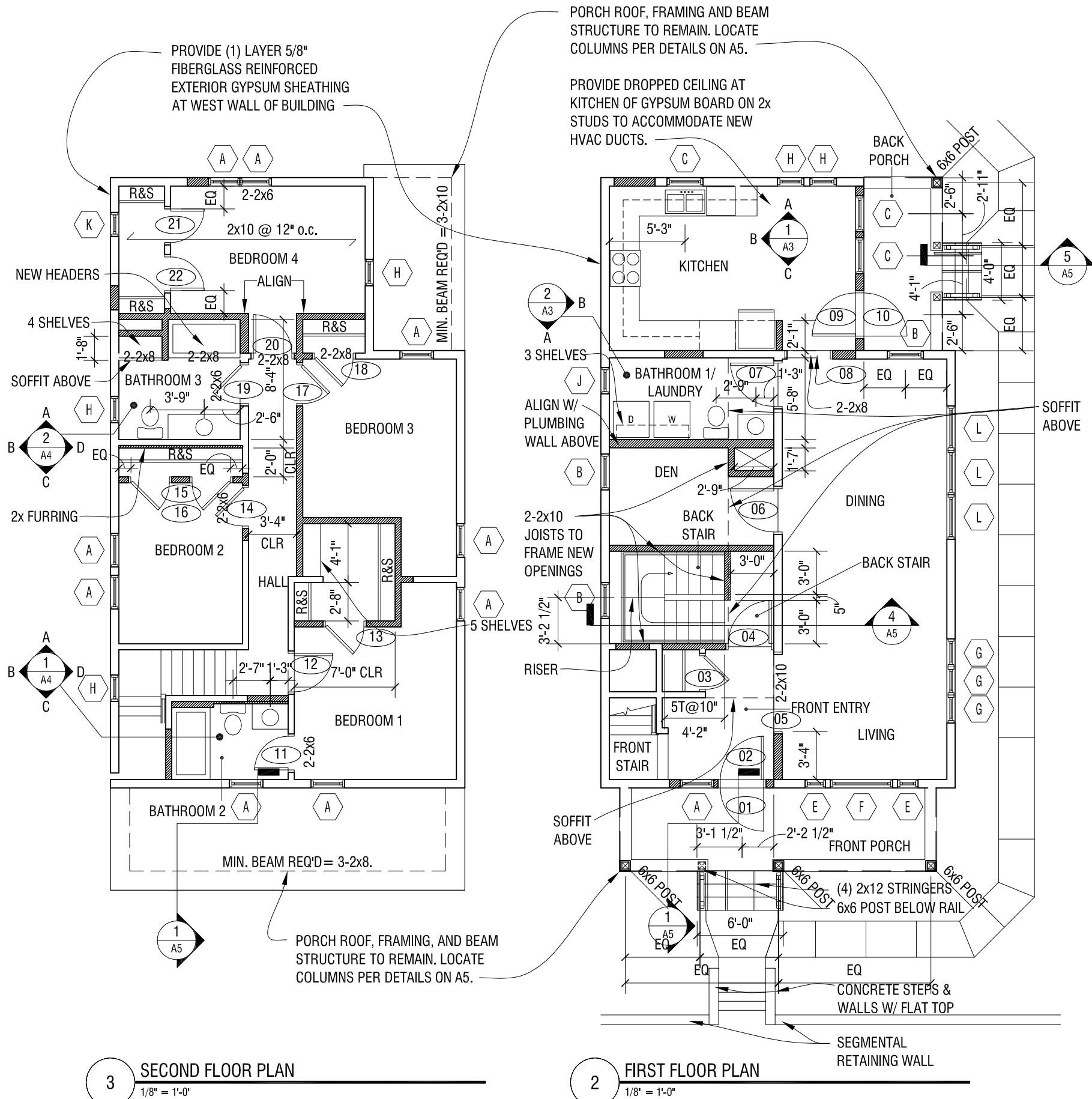
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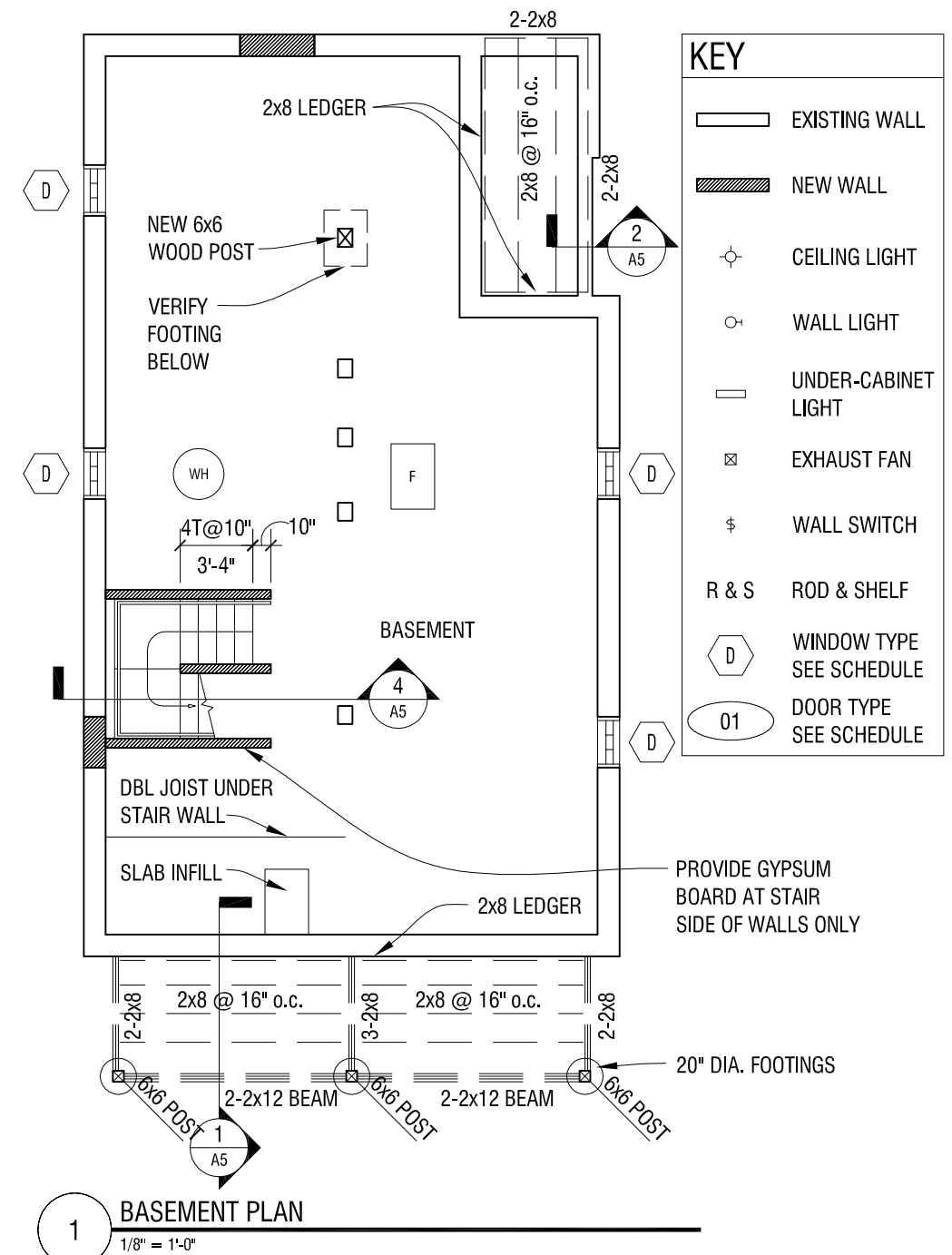
FILE NAME 1205-CD-591 Lafond.dwg

A1



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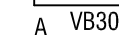


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DATE _____

REG. NO.



ELEVATION - BATHROOM 1 / LAUNDRY

$$1/4'' = 1'-0''$$


ELEVATION - KITCHEN

$1/4'' = 1'-0''$



— PROVIDE 3" FILL AT C
INTERIOR CORNERS FOR
DRAWER CLEARANCE —



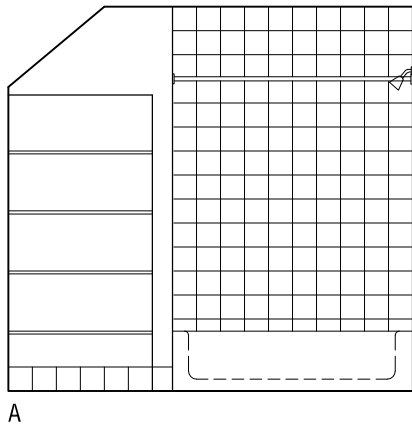
INTERIOR ELEVATIONS & BACK STAIR SECTION

591 LAFOND AVENUE

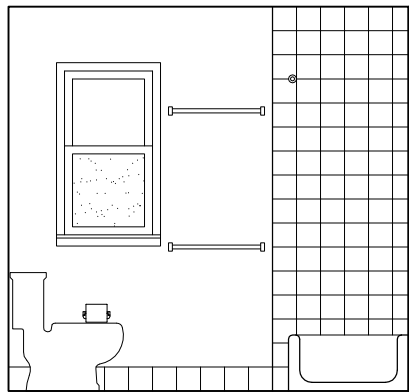
HRA OF ST. PAUL NSP HOMES
ST. PAUL, MN

REVISIONS	
DATE ISSUED	07/27/2011
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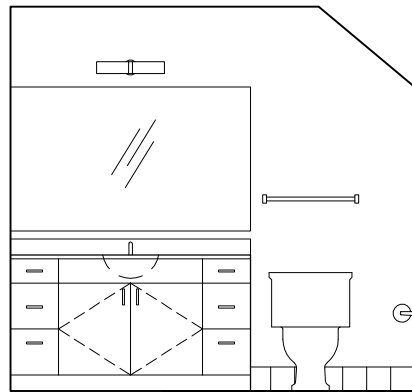
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A

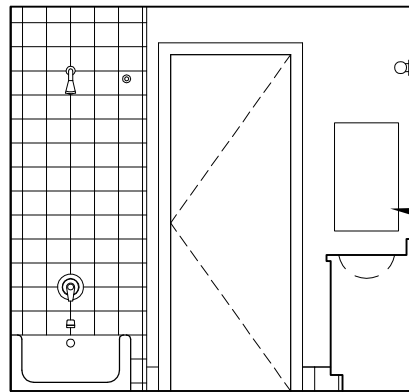


B



C

VB60



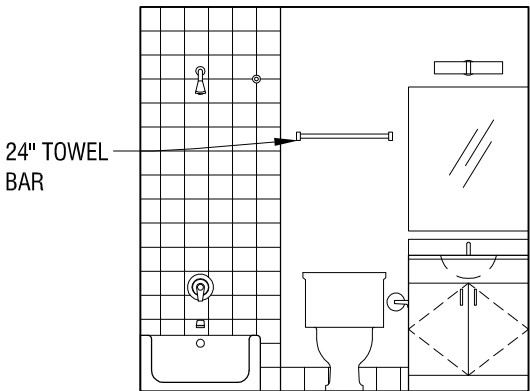
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MEDICINE CABINET

2

ELEVATION - BATHROOM 3

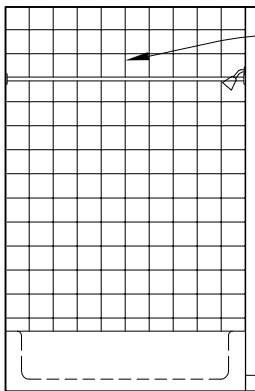
1/4" = 1'-0"



24" TOWEL
BAR

A

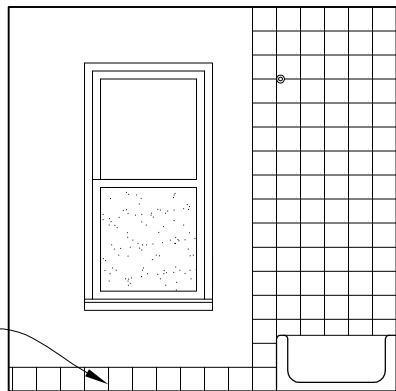
VB30



B

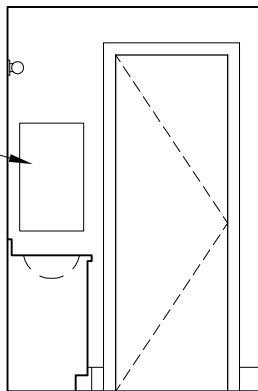
6x6 CERAMIC
TILE

6x6 CERAMIC
TILE BASE



C

MEDICINE
CABINET



D

1

ELEVATION - BATHROOM 2

1/4" = 1'-0"



CERMAK RHOADES ARCHITECTS

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INTERIOR ELEVATIONS

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ST. PAUL, MN

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A4

DOOR SCHEDULE

	DOOR #		DOOR			FRAME TYPE	HARDWARE TYPE	NOTES
			WIDTH	HEIGHT	TYPE			
	0	GARAGE	3'-0"	7'-0"	INS. METAL	PRE-HUNG	ENTRY	& DEADBOLT
FIRST FLOOR	1	FRONT ENTRY STORM	3'-0"	7'-0"	METAL	PRE-HUNG	--	
	2	FRONT ENTRY	3'-0"	7'-0"	INS. METAL	PRE-HUNG	ENTRY	& DEADBOLT
	3	FRONT ENTRY CLOSET	2'-4"	7'-0"	WOOD	PRE-HUNG	PASSAGE	
	4	BACK STAIR	3'-0"	7'-0"	WOOD	PRE-HUNG	PASSAGE	
	5	LIVING	5'-4"	7'-0"	CASED OPENING	PRE-HUNG	--	
	6	DEN	3'-0"	7'-0"	WOOD	PRE-HUNG	PASSAGE	
	7	BATHROOM 1 / LAUNDRY	3'-0"	7'-0"	WOOD	PRE-HUNG	PRIVACY	
	8	KITCHEN	3'-0"	7'-0"	CASED OPENING	PRE-HUNG	--	
	9	KITCHEN ENTRY	3'-0"	7'-0"	INS. METAL	PRE-HUNG	ENTRY	& DEADBOLT
	10	KITCHEN STORM	3'-0"	7'-0"	METAL	PRE-HUNG	--	
SECOND FLOOR	11	BATHROOM 2	2'-4"	7'-0"	WOOD	PRE-HUNG	PRIVACY	
	12	BEDROOM 1	2'-8"	7'-0"	WOOD	PRE-HUNG	PRIVACY	
	13	BEDROOM 1 CLOSET	2'-8"	7'-0"	WOOD	PRE-HUNG	PASSAGE	
	14	BEDROOM 2	2'-8"	7'-0"	WOOD	PRE-HUNG	PRIVACY	
	15	BEDROOM 2 CLOSET	2'-8"	7'-0"	WOOD	PRE-HUNG	PASSAGE	
	16	BEDROOM 2 CLOSET	2'-8"	7'-0"	WOOD	PRE-HUNG	PASSAGE	
	17	BEDROOM 3	2'-8"	7'-0"	WOOD	PRE-HUNG	PRIVACY	
	18	BEDROOM 3 CLOSET	2'-8"	7'-0"	WOOD	PRE-HUNG	PASSAGE	
	19	BATHROOM 3	2'-8"	7'-0"	WOOD	PRE-HUNG	PRIVACY	
	20	BEDROOM 4	2'-8"	7'-0"	WOOD	PRE-HUNG	PRIVACY	
	21	BEDROOM 4 CLOSET	2'-4"	7'-0"	WOOD	PRE-HUNG	PASSAGE	
	22	BEDROOM 4 CLOSET	2'-4"	7'-0"	WOOD	PRE-HUNG	PASSAGE	

WINDOW SCHEDULE

TYPE	ROUGH OPENING	TYPE	LOCATION	REMARKS
A	2'-4"(W) x 4'-9"(H)	DOUBLE HUNG	FRONT ENTRY, BEDROOMS, BATHROOM 2	OBSCURED GLASS AT LOWER SASH IN BATHROOM WINDOW ONLY
B	2'-6"(W) x 5'-0"(H)	DOUBLE HUNG	DINING, DEN, BACK STAIR	
C	2'-6"(W) x 3'-0"(H)	DOUBLE HUNG	KITCHEN	
D	2'-4"(W) x 1'-8"(H)	CASEMENT	BASEMENT	
E	1'-5"(W) x 5'-5"(H)	DOUBLE HUNG	LIVING	
F	4'-4"(W) x 5'-5"(H)	FIXED	LIVING	
G	1'-10"(W) x 2'-4"(H)	INSWINGING CASEMENT	LIVING	
H	1'-10"(W) x 3'-9"(H)	DOUBLE HUNG	KITCHEN, FRONT STAIR	
J	1'-10"(W) x 5'-1"(H)	DOUBLE HUNG	BATHROOM 1 / LAUNDRY	OBSCURED GLASS AT LOWER SASH
K	1'-8"(W) x 3'-1"(H)	DOUBLE HUNG	BATHROOM 4	OBSCURED GLASS AT LOWER SASH
L	3'-1"(W) x 3'-9"(H)	DOUBLE HUNG	DINING	
NOTES: 1. FIELD VERIFY ALL SIZES AND DIMENSIONS. 2. ONE WINDOW IN EACH BEDROOM MUST MEET EGRESS REQUIREMENTS. CONTRACTOR TO CONFIRM WITH CONSTRUCTION MANAGER BEFORE ORDERING WINDOWS. 3. WINDOWS MUST MEET CODE REQUIREMENTS FOR TEMPERED GLASS NEAR STAIRS, DOORS, ETC.				



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Signed

DATE

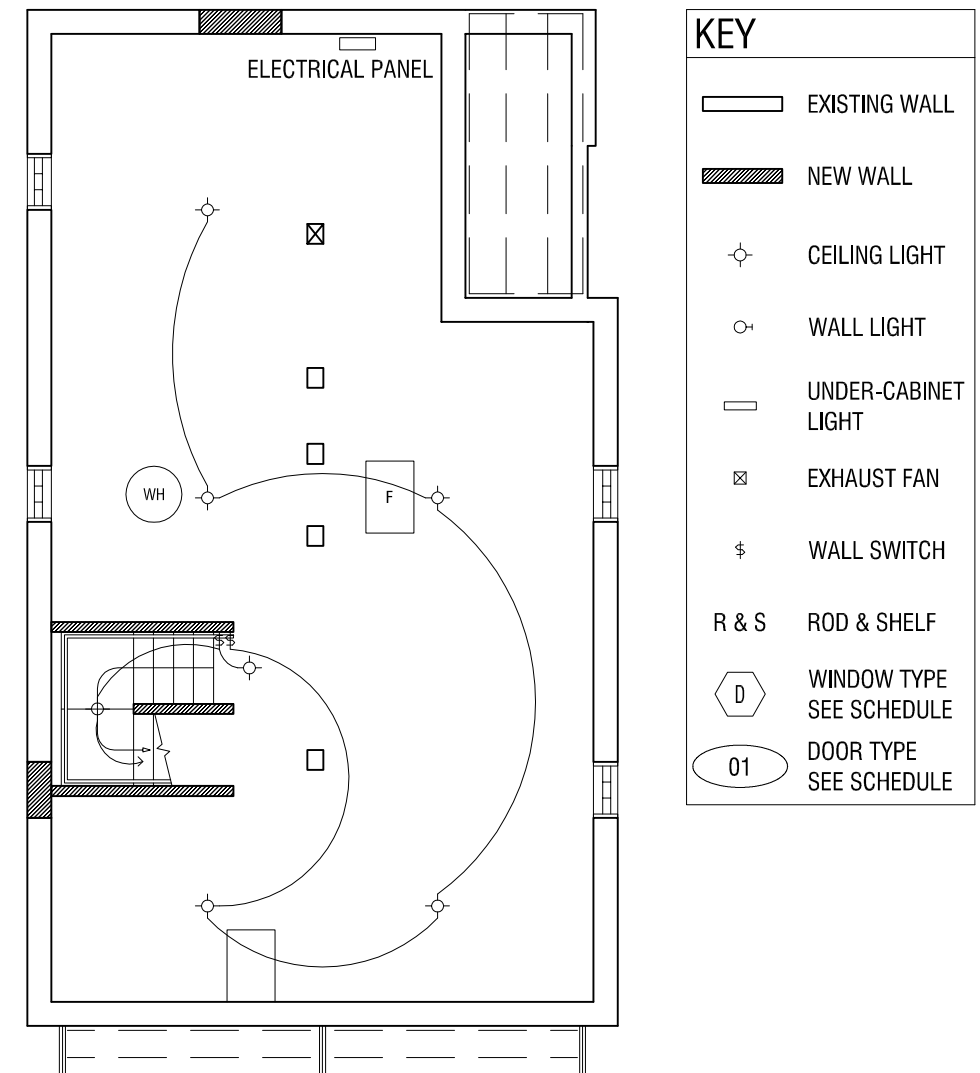
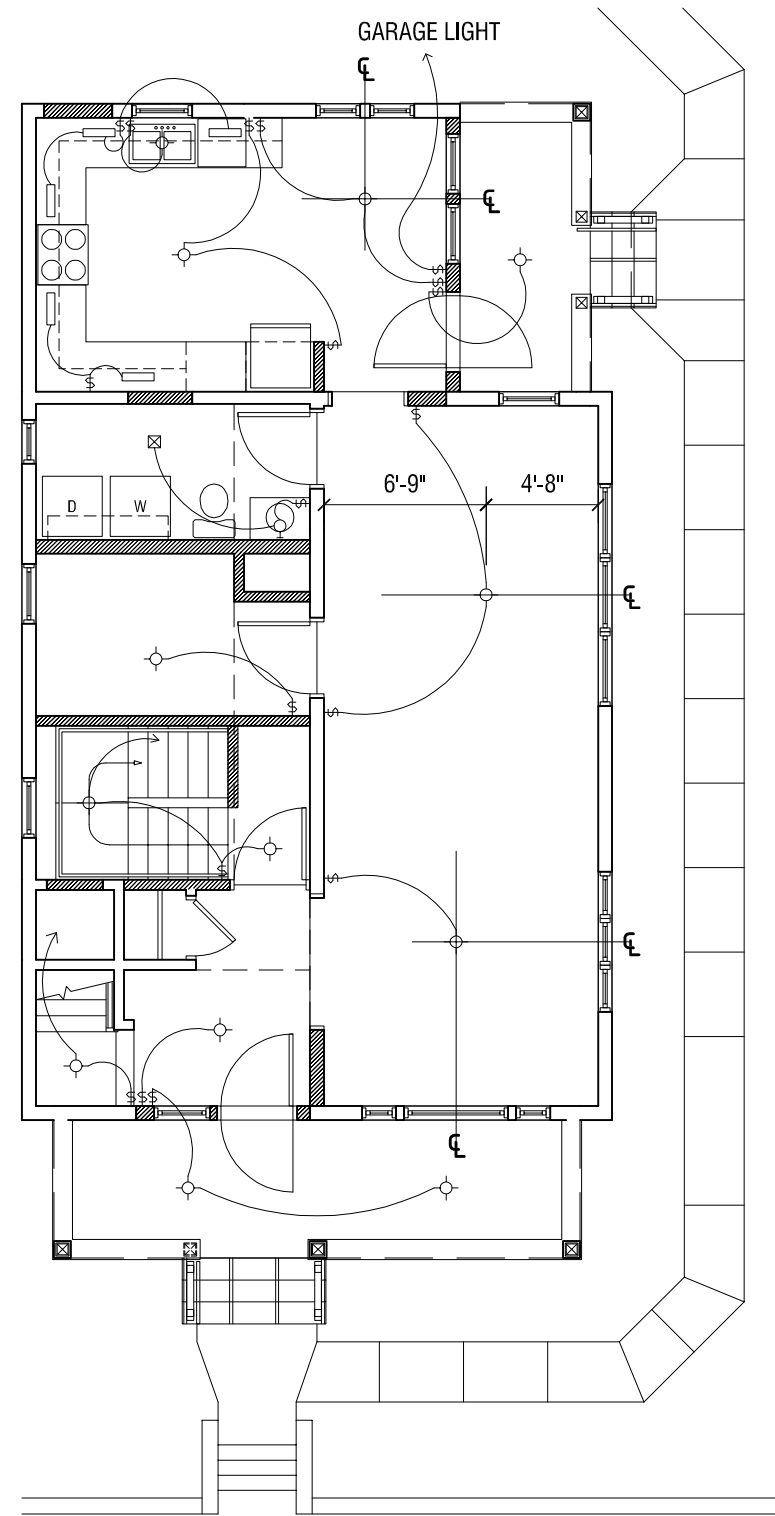
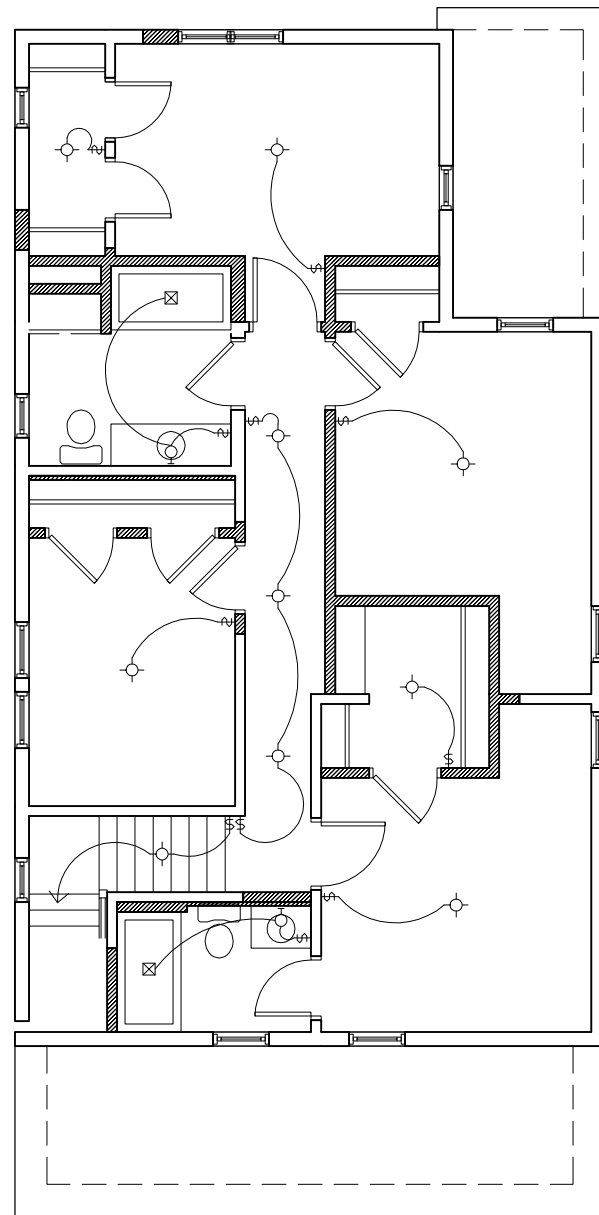
REG. NO.

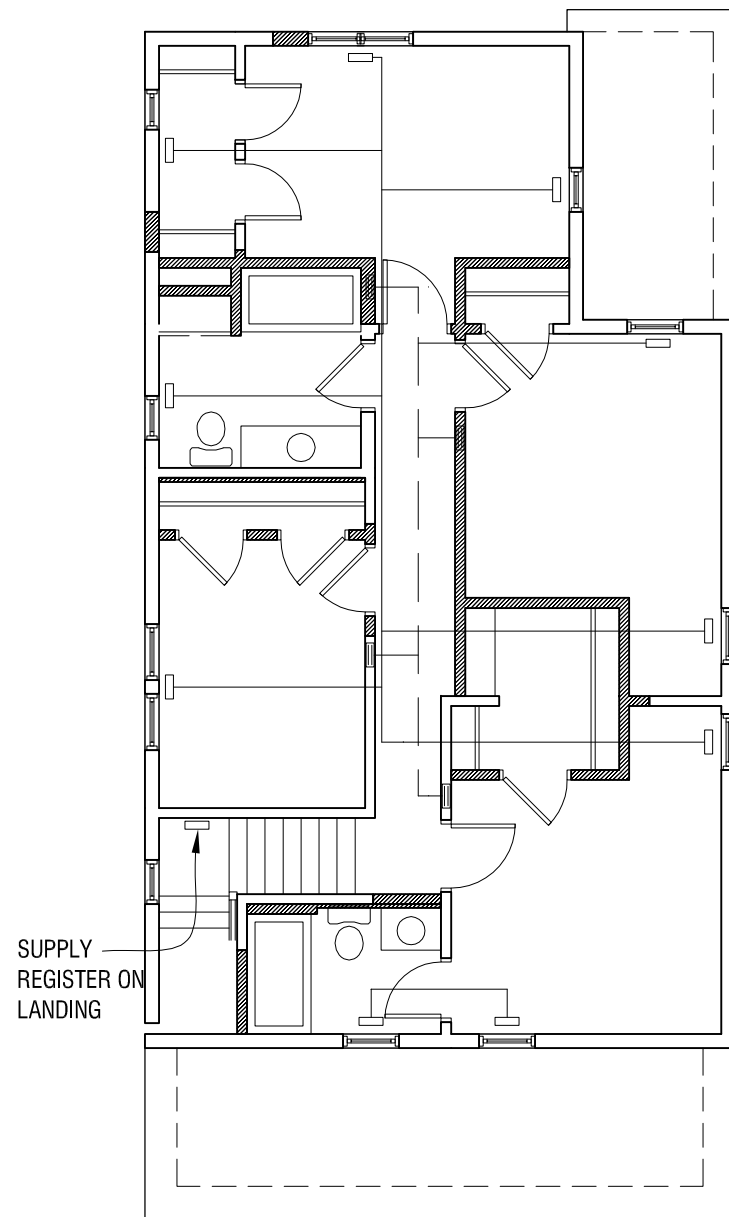
DOOR & WINDOW SCHEDULES
591 LAFOND AVENUE
HRA OF ST. PAUL NSP HOMES
ST. PAUL, MN

REVISIONS

DATE ISSUED 07/27/2012
JOB NO. 1205
FILE NAME 1205-CD-591 Lafond.dwg

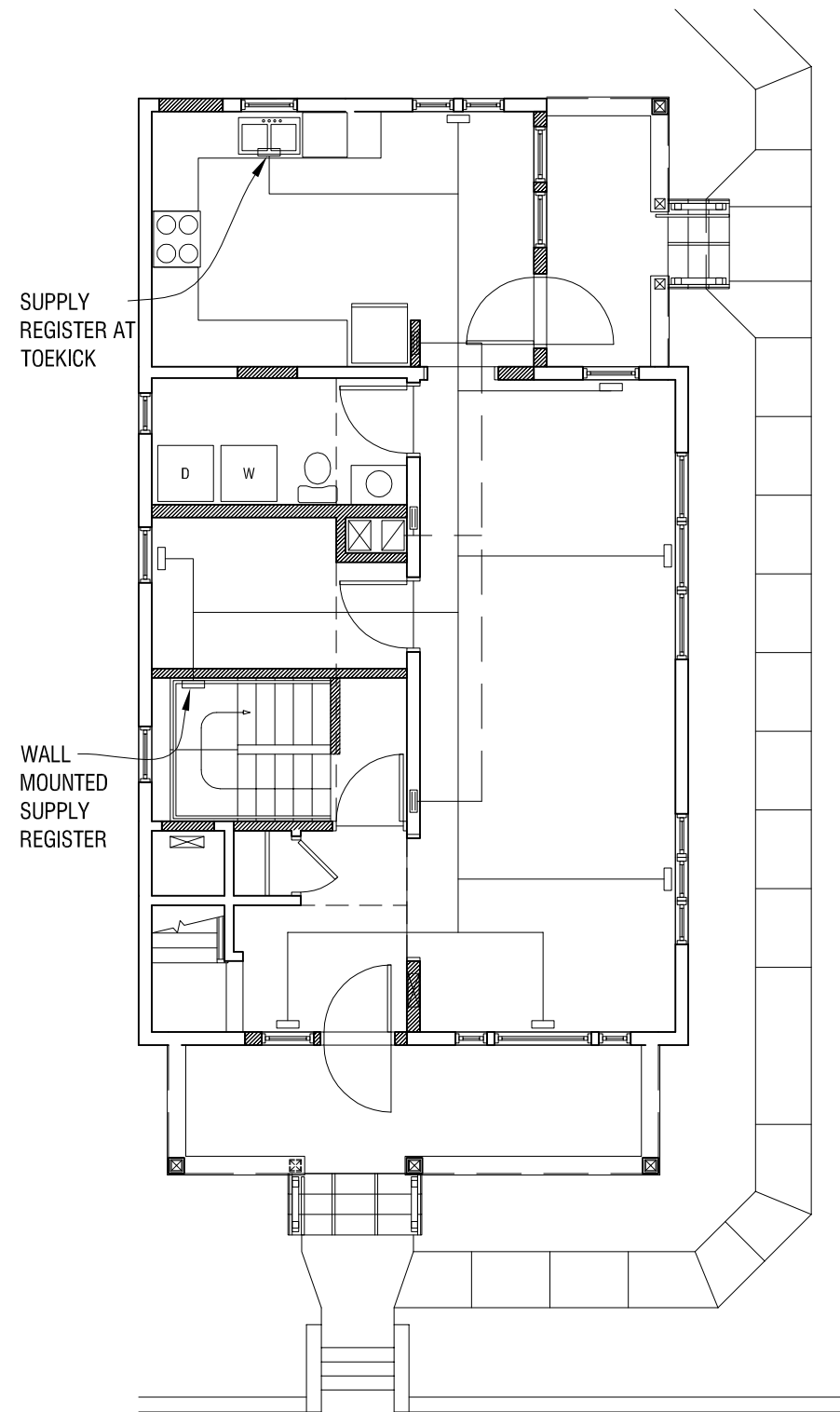
A6





3

SECOND FLOOR HVAC PLAN

$$1/8'' = 1'-0''$$


WALL —
MOUNTED
SUPPLY
REGISTER

2

FIRST FLOOR HVAC PLAN

$$\overline{1/8'' = 1'-0''}$$

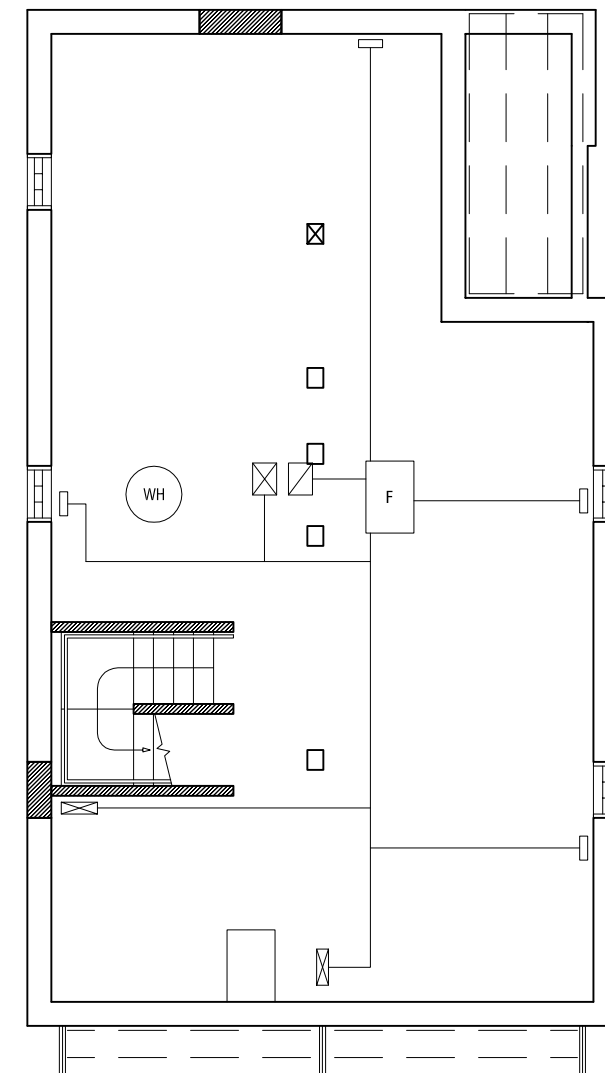
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





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KEY

- | | |
|---|-----------------------------|
|  | VERTICAL
SUPPLY AIR DUCT |
|  | VERTICAL RETURN
AIR DUCT |
|  | SUPPLY AIR
REGISTER |
|  | RETURN AIR
REGISTER |
|  | SUPPLY AIR |
|  | RETURN AIR |

	VERTICAL RETURN AIR DUCT
--	-----------------------------

— SUPPLY AIR REGISTER

RETURN AIR REGISTER

—— SUPPLY AIR

— — RETURN AIR

HVAC PLANS

591 LAFOND AVENUE
HRA OF ST. PAUL NSP HOMES
ST. PAUL, MN

ST. PAUL, MN

31. PAUL, MIN

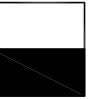
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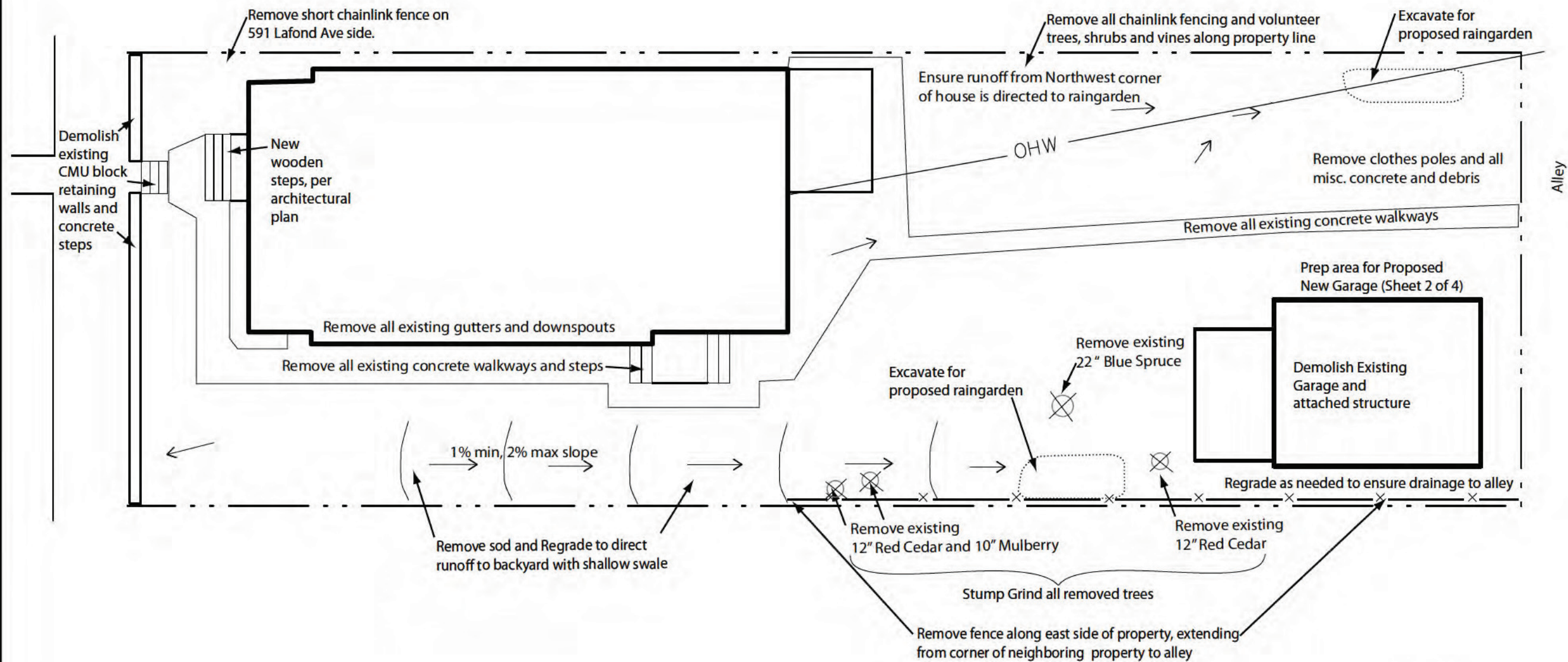
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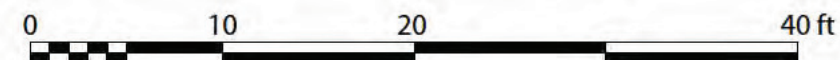
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EG. NO.



Notes

- Call Gopher One for utility marking 48 hours prior to digging - 651.454.002
- All distances and locations are approximate.
- All structural improvements shall adhere to City of St Paul and Minnesota State Building Codes
- ENSURE ALL AREAS ADJACENT TO HOUSE ARE SLOPED AWAY FROM FOUNDATION



Existing Conditions Site Grading

591 LaFond Ave.
St Paul, MN 55103

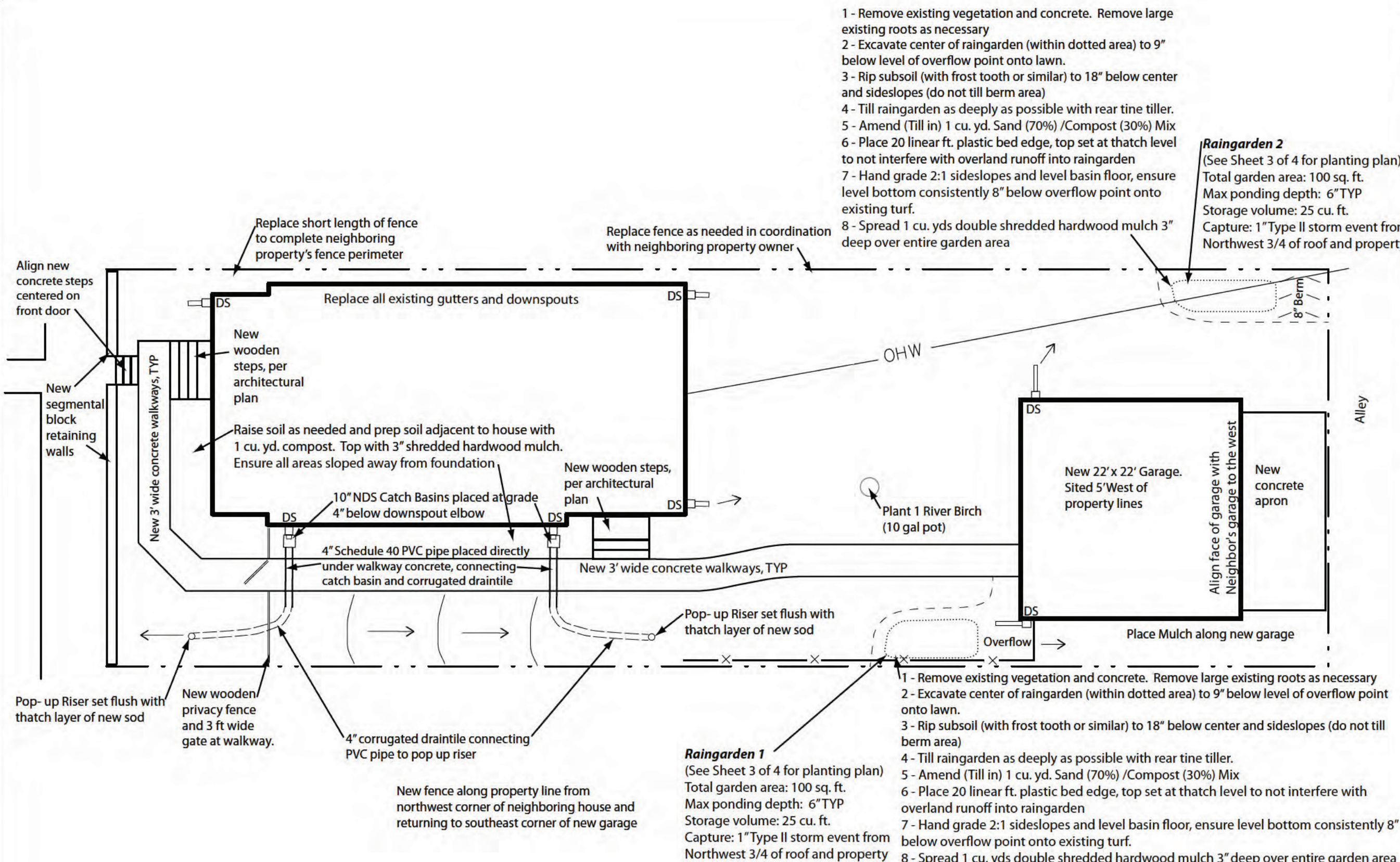
Sheet
1 of 4

Prepared for: City of St Paul, Neighborhood Stabilization Program

Prepared by: W A Johnson Inc. 1530 Fulham St. St Paul, MN 55108
Wade Johnson, 651.356.9573 - wade@wajohndesign.com

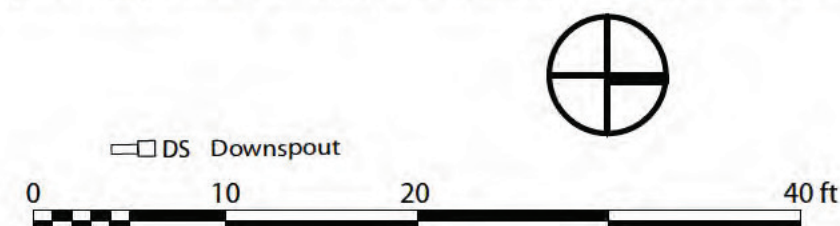
Funded by: Capitol Region Watershed District (CRWD)
in support of urban runoff reduction

Date: 06/30/2012 Revised Date: ___/___/___
Design Contact: Anna Eleria, CRWD (651) 644-8888



Notes

- Call Gopher One for utility marking 48 hours prior to digging - 651.454.002
- All distances and locations are approximate.
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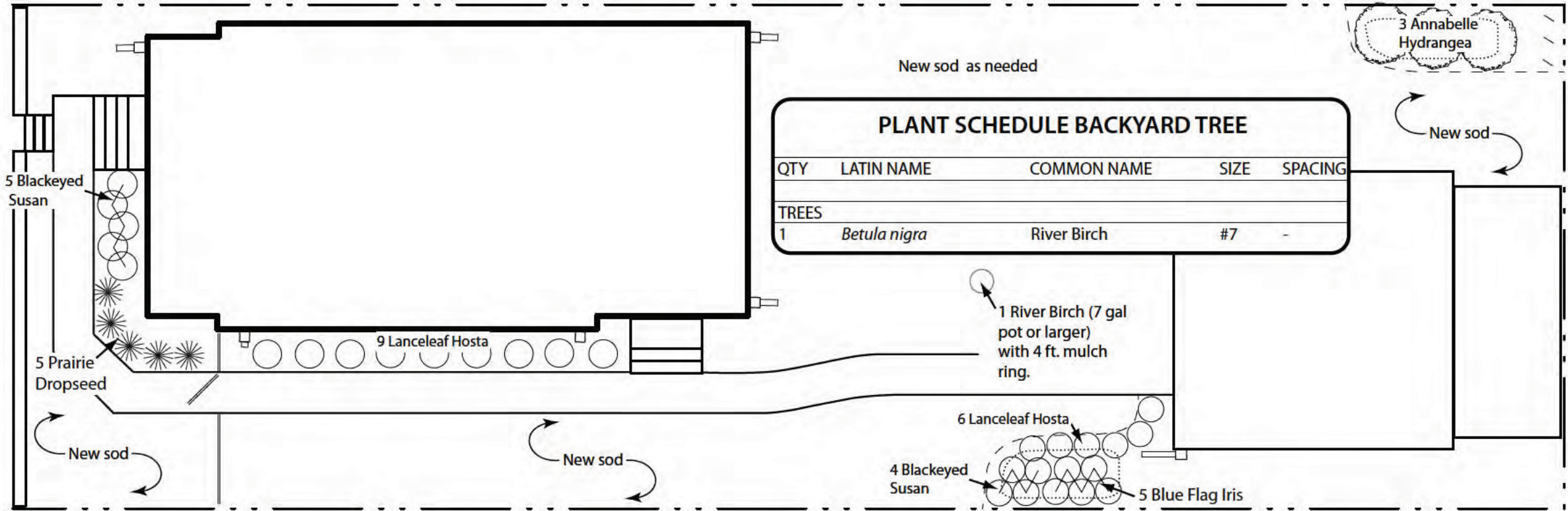


PLANT SCHEDULE FOUNDATION PLANTINGS				
QTY	LATIN NAME	COMMON NAME	SIZE	SPACING
FORBS				
5	<i>Rudbeckia Fulgida 'Goldstrum'</i>	Blackeyed Susan	#1	2 ft.
9	<i>Hosta lancifolia</i>	Lanceleaf Hosta	plug	2 ft.
GRASSES				
5	<i>Sporobolis heterolepsis</i>	Prairie Dropseed	#1	2 ft.

PLANT SCHEDULE RAINGARDEN 2				
QTY	LATIN NAME	COMMON NAME	SIZE	SPACING
SHRUBS				
3	<i>Hydrangea arborecens</i>	Smooth Hydrangea	#1	4.5 ft.

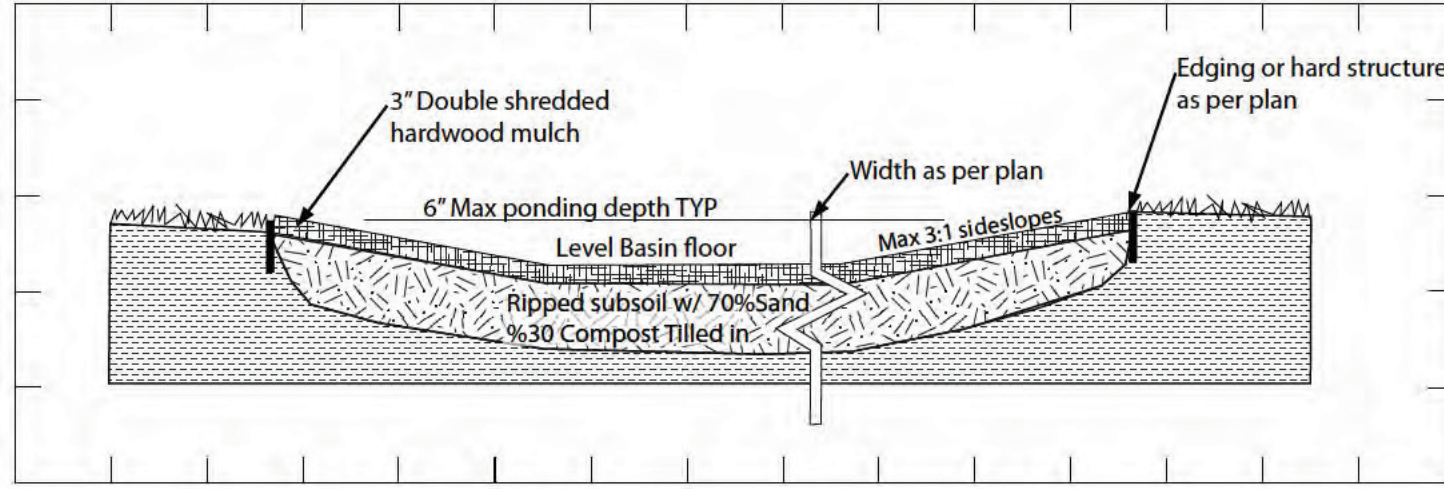
PLANT SCHEDULE BACKYARD TREE				
QTY	LATIN NAME	COMMON NAME	SIZE	SPACING
TREES				
1	<i>Betula nigra</i>	River Birch	#7	-

PLANT SCHEDULE RAINGARDEN 1				
QTY	LATIN NAME	COMMON NAME	SIZE	SPACING
FORBS				
5	<i>Iris versicolor</i>	Blue Flag Iris	plug	2 ft.
4	<i>Rudbeckia Fulgida 'Goldstrum'</i>	Blackeyed Susan	plug	2 ft.
6	<i>Hosta lancifolia</i>	Lanceleaf Hosta	plug	2 ft.

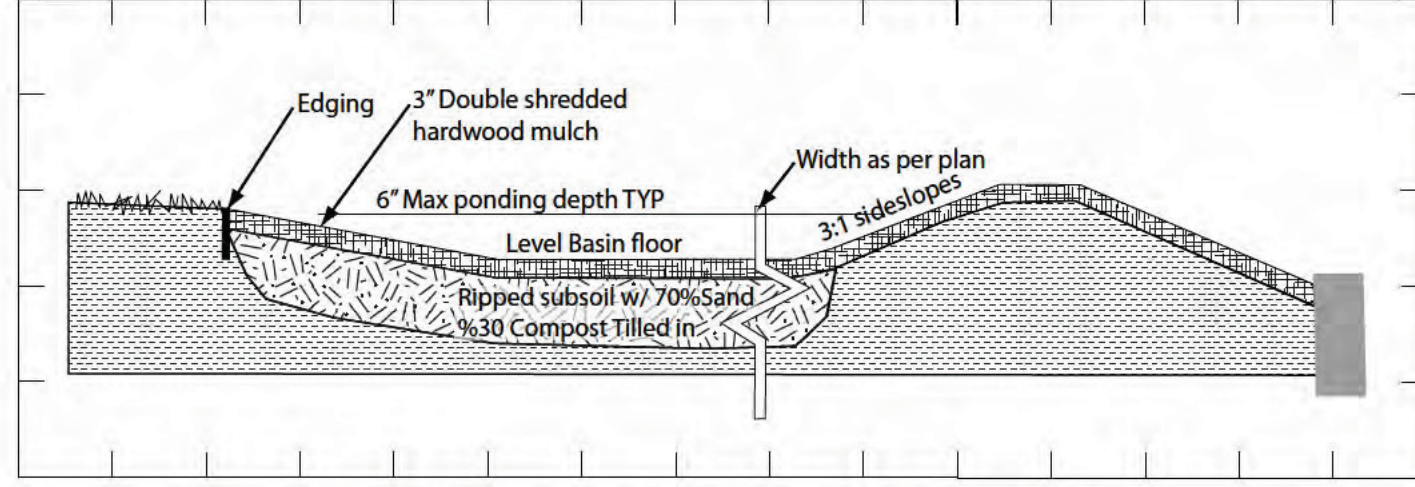


- Notes
- Follow grading (sheet 1 of 4), bed preparation and soil amendment (sheet 2 of 4) directions as per plan.
 - Place 3" of double shredded hardwood mulch (no wood chips) evenly over all garden beds.
 - Plant potted plants and plugs through the fine graded mulch.
 - Water immediately after planting.
 - Ensure plants receive equivalent of 1" of water per week for the first full growing season.
 - Weed monthly for problem invasives and woody plants
 - Contact Capitol Region Watershed District with questions regarding this plan.





Typical Raingarden Section



Typical Raingarden Section with Berm Section

Section Details

591 LaFond Ave.

St Paul, MN 55103

Sheet

4 of 4

Prepared for: City of St Paul, Neighborhood Stabilization Program

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